

DEMOGRAPHIC TRENDS NOTES

The following section provides an overview of the information about Fairfax County. This section presents tables and graphics on the following subjects:

Population, Housing Units and Households
Population Age Distributions
Racial and Ethnic Distributions
Measures of Income
Housing Units by Type of Structure
Rental Housing Complex Characteristics
Market Value of Housing Units
Unemployment Rates and Total Employment

Data presented cover historical, current and future time frames.

More detailed information about some of these subjects can be found in other sections of the Demographic Reports.

TABLE 2.1

**Historical, Estimated and Forecast
Population, Housing Units and Occupied Housing Units
Fairfax County, 1970 through 2025**

Year	Population			Total Housing Units ¹	Households ²		
	Total	Average Annual Increase	Average Annual Growth Rate		Total	Average Annual Increase	Average Annual Growth Rate
1970	454,300 ³	--	--	130,800	126,500	--	--
1975	537,200	16,600	3.4%	173,000	166,400	8,000	5.6%
1980	596,900	11,900	2.1%	215,600	205,200	7,800	4.3%
1985	668,300	14,300	2.3%	247,800	238,500	6,700	3.1%
1990	818,600	30,100	4.1%	302,500	289,000	10,100	3.9%
1995	879,400	12,200	1.4%	328,200	317,000	5,600	1.9%
2000	969,700	18,100	2.0%	359,000	353,100	7,200	2.2%
2001	984,400	14,700	1.5%	363,300	358,100	5,000	1.4%
2002	1,004,400	20,000	2.0%	370,600	363,700	5,600	1.6%
2003	1,012,100	7,700	0.8%	373,900	366,600	2,900	0.8%
2004	1,022,300	10,200	1.0%	378,600	370,300	3,700	1.0%
2005	1,041,200	18,900	1.8%	384,700	377,600	7,300	2.0%
2010	1,133,000	18,400	1.7%	419,900	411,500	6,800	1.7%
2015	1,179,300	9,300	0.8%	436,400	427,600	3,200	0.8%
2020	1,193,400	2,800	0.2%	441,500	432,600	1,000	0.2%
2025	1,197,800	900	0.1%	443,100	434,100	300	0.1%

Sources: U.S. Bureau of the Census, 1970, 1980, 1990 and 2000 (figures as of April 1);

Department of Systems Management for Human Services, Fairfax County, 1975, 1985, 1995, 2001 through 2025 (figures as of January 1), 2004 UDIS.

Note: All numbers are rounded to nearest hundred.

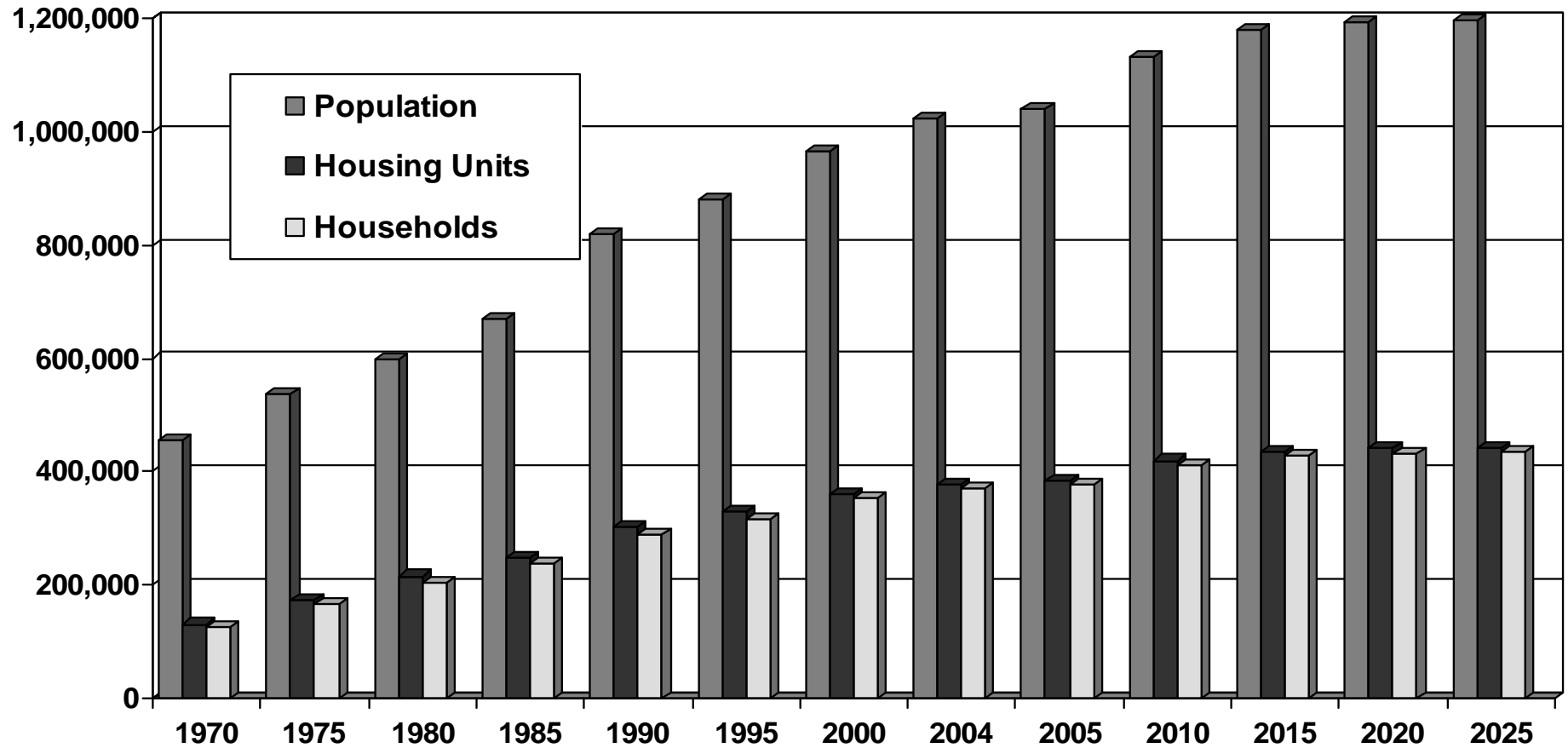
¹ 1970 and 1980 figures are Census counts and include Fort Belvoir. All other years exclude Fort Belvoir housing units.

² 1970 and 1980 figures are Census counts and include Fort Belvoir. All other years exclude Fort Belvoir housing units.

³ Datum is 1970 Census total population after 1975 revision.

FIGURE 2.1

**Historical, Estimated and Forecast
Population, Housing Units and Households
Fairfax County, 1970 through 2025**



Sources: U.S. Bureau of the Census, U.S. Censuses of Population and Housing, population, housing units, and households, 1970 and 1980; and population, 1990 and 2000; Fairfax County Department of Systems Management for Human Services, population, housing units, and households, 1975, 1985, 1995, 2004 through 2025; and housing units and households, 1990 and 2000; 2004 UDIS.

TABLE 2.2

**Population Age Distribution
Fairfax County, 1970 through 2003**

Age Group	1970 ¹		1980		1990		2000		2003 ²	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	40,726	9.0%	38,326	6.4%	57,892	7.1%	67,781	7.0%	69,221	7.0%
5 to 9	52,113	11.5%	45,307	7.6%	55,698	6.8%	70,076	7.2%	71,971	7.2%
10 to 14	56,178	12.3%	54,936	9.2%	53,112	6.5%	68,544	7.1%	72,450	7.3%
15 to 19	42,934	9.4%	54,754	9.2%	54,207	6.6%	59,762	6.2%	62,171	6.3%
20 to 24	34,269	7.5%	47,646	8.0%	59,425	7.3%	52,425	5.4%	50,251	5.1%
25 to 34	64,926	14.3%	112,191	18.8%	158,602	19.4%	150,257	15.5%	128,536	12.9%
35 to 44	67,648	14.9%	98,037	16.4%	158,119	19.3%	178,871	18.4%	176,633	17.8%
45 to 54	59,141	13.0%	70,151	11.8%	107,709	13.2%	157,350	16.2%	164,698	16.6%
55 to 64	23,412	5.1%	48,564	8.1%	60,276	7.4%	87,865	9.1%	114,497	11.5%
65 and Over	13,674	3.0%	26,989	4.5%	53,544	6.5%	76,818	7.9%	82,996	8.4%
Total	455,021	100.0%	596,901	100.0%	818,584	100.0%	969,749	100.0%	993,424	100.0%
Median Age	25.2 Years		30.1 Years		33.1 Years		35.9 Years		37.9 Years	

Source: U.S. Bureau of the Census, U.S. Census of Population, 1970 through 2000; and U.S. Bureau of the Census, 2003 American Community Survey, 2003 age distribution.

Note: Percentages may not sum to total due to rounding.

¹ The 1970 Fairfax County population total was revised to 454,275 in September 1975 by the Census Bureau. However, population age distributions were not made available based on this revised total.

² The 2003 population figure only includes those persons living in housing units (household population). Excluded are persons living in group quarters such as nursing homes, dormitories, and correctional facilities.

TABLE 2.3

**Projected Population Age Distribution
Fairfax County, 2005 through 2025**

Age Group	2005		2010		2015		2020		2025	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	72,571	7.0%	78,142	6.9%	80,886	6.9%	79,980	6.7%	78,734	6.6%
5 to 9	70,677	6.8%	76,917	6.8%	79,026	6.7%	79,394	6.7%	78,364	6.5%
10 to 14	73,430	7.1%	76,452	6.7%	79,637	6.8%	79,904	6.7%	79,821	6.7%
15 to 19	62,407	6.0%	67,747	6.0%	68,494	5.8%	69,486	5.8%	69,362	5.8%
20 to 24	59,988	5.8%	64,930	5.7%	65,596	5.6%	64,152	5.4%	64,159	5.4%
25 to 34	155,268	14.9%	171,907	15.2%	174,105	14.8%	168,706	14.1%	165,000	13.8%
35 to 44	182,902	17.6%	189,049	16.7%	193,045	16.4%	192,734	16.1%	189,623	15.8%
45 to 54	164,606	15.8%	179,909	15.9%	184,749	15.7%	183,748	15.4%	183,251	15.3%
55 to 64	111,670	10.7%	123,474	10.9%	129,121	10.9%	136,726	11.5%	138,519	11.6%
65 and Over	87,725	8.4%	104,431	9.2%	124,599	10.6%	138,573	11.6%	150,962	12.6%
Total	1,041,242	100.0%	1,132,957	100.0%	1,179,258	100.0%	1,193,402	100.0%	1,197,796	100.0%

Source: Fairfax County Department of Systems Management for Human Services, 2004.

Note: Percentages may not sum to total due to rounding.

TABLE 2.4

**Population of Towns
Fairfax County, 1984 through 2004**

Year	Town of Clifton	Town of Herndon	Town of Vienna	Total
1984	240	13,011	15,717	28,968
1985	241	13,040	15,582	28,863
1986	226	13,318	13,829	27,373
1987	210	14,391	13,642	28,243
1988	215	15,150	14,429	29,794
1989	216	16,127	14,674	31,017
1990	176	16,143	14,852	31,171
1991	196	16,521	14,704	31,421
1992	224	15,750	14,911	30,885
1993	226	15,792	15,128	31,146
1994	222	16,061	14,644	30,927
1995	222	16,737	14,838	31,798
1996	218	17,836	15,099	33,153
1997	218	18,085	15,122	33,425
1998	223	18,419	15,654	34,296
1999	223	18,522	15,672	34,471
2000	185	21,655	14,453	36,293
2001	253	18,818	15,543	34,614
2002	273	19,141	15,669	35,083
2003	280	19,721	15,649	35,650
2004	276	19,742	15,660	35,678

Sources: U.S. Bureau of the Census, *Census of Population and Housing, 1990 and 2000*;

Fairfax County Department of Systems Management for Human Services,
1983 through 1989, 1991 through 1999, 2001 through 2004 UDIS.

TABLE 2.5

**Racial and Ethnic Population Distribution
Fairfax County, 1990, 2000 and 2003**

Race	1990		2000		2003 ¹	
	Persons	Percent	Persons	Percent	Persons	Percent
White	665,399	81.3%	677,904	69.9%	699,126	70.4%
Black	63,325	7.7%	83,098	8.6%	85,113	8.6%
Asian and Pacific Islander	69,338	8.5%	126,729	13.1%	159,860	16.1%
American Indian and Alaska Native	2,038	0.2%	2,561	0.3%	2,189	0.2%
Other	18,484	2.3%	79,457	8.2%	47,136	4.7%
<i>Fairfax County</i>	818,584	100.0%	969,749	100.0%	993,424	100.0%
Hispanic *	51,874	6.3%	106,958	11.0%	122,492	12.3%

Source: U.S. Bureau of the Census, *Census of Population and Housing, 1990 and 2000*; American Community Survey, 2003.

Note: Percentages may not sum to total due to rounding.

¹ The 2003 population figure only includes those persons living in housing units (household population).

Excluded are persons living in group quarters such as nursing homes, dormitories, and correctional facilities.

* Hispanic persons may be of any race.

TABLE 2.6 Household and Family Income Distribution Fairfax County, 2003		
Income Level	Percent of Households	Percent of Families
Under \$25,000	8.9%	5.0%
\$25,000 - \$49,999	17.7%	15.4%
\$50,000 - \$74,999	18.8%	16.5%
\$75,000 - \$99,999	15.9%	16.4%
\$100,000 - \$149,999	21.2%	24.2%
\$150,000 or More	17.6%	22.4%
Total	100.0%	100.0%

Source: U.S. Bureau of the Census, 2003 American Community Survey.

Note: Percentages may not sum to total due to rounding.

TABLE 2.7 Estimates of Median Household Income and Median Family Income Fairfax County, 1979 through 2003		
Year	Median Household Income	Median Family Income
1979	\$30,078	\$33,236
1981	n/a	\$41,600
1983	\$42,600	\$47,100
1985	\$49,700	\$54,200
1987	\$55,100	\$62,000
1989	\$59,284	\$65,201
1991	\$61,000	\$70,000
1993	\$64,000	\$72,000
1994	\$66,000	\$74,000
1995	\$70,000	\$78,000
1997	\$72,000	\$84,000
1999	\$81,050	\$92,146
2000	\$82,000	\$95,000
2001	\$84,683	\$99,085
2002	\$85,310	\$95,612
2003	\$80,753	\$93,978

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1979, 1989 and 1999; U.S. Bureau of the Census, 2001 Supplemental Survey; American Community Survey, 2002 & 2003; and Fairfax County Department of Systems Management for Human Services, all other years.

Household Income is defined as that income which is available to all residents of a housing unit, regardless of relationship.

Income is from all sources, before taxes and deductions, and includes wages, business, retirement, SSI, alimony, child support, interest, etc.

Family Income is derived by including only those households containing two or more persons related by blood, marriage or adoption.

TABLE 2.8 Historical, Estimated and Forecast Housing Units by Type of Structure Fairfax County, 1950 through 2025								
Year	Single Family		Townhouse		Multifamily		Total	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
1950	19,979	75.2%	1,997	7.5%	4,582	17.3%	26,558	100.0%
1960	59,261	85.7%	3,526	5.1%	6,394	9.2%	69,181	100.0%
1970 ¹	91,134	69.7%	7,747	5.9%	31,887	24.4%	130,768	100.0%
1980 ¹	125,717	58.3%	31,882	14.8%	58,072	26.9%	215,671	100.0%
1990	163,029	53.9%	67,306	22.3%	72,129	23.8%	302,464	100.0%
1995	172,359	52.5%	77,356	23.6%	78,436	23.9%	328,151	100.0%
2000	181,591	50.6%	87,171	24.3%	90,198	25.1%	358,960	100.0%
2004	187,032	49.4%	93,107	24.6%	98,500	26.0%	378,639	100.0%
2005	189,268	49.2%	95,321	24.8%	100,109	26.0%	384,698	100.0%
2010	201,380	48.0%	110,105	26.2%	108,457	25.8%	419,942	100.0%
2015	213,783	49.0%	111,835	25.6%	110,817	25.4%	436,435	100.0%
2020	217,477	49.3%	112,427	25.5%	111,586	25.3%	441,490	100.0%
2025	218,556	49.3%	112,659	25.4%	111,861	25.2%	443,076	100.0%

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1950 through 1980;

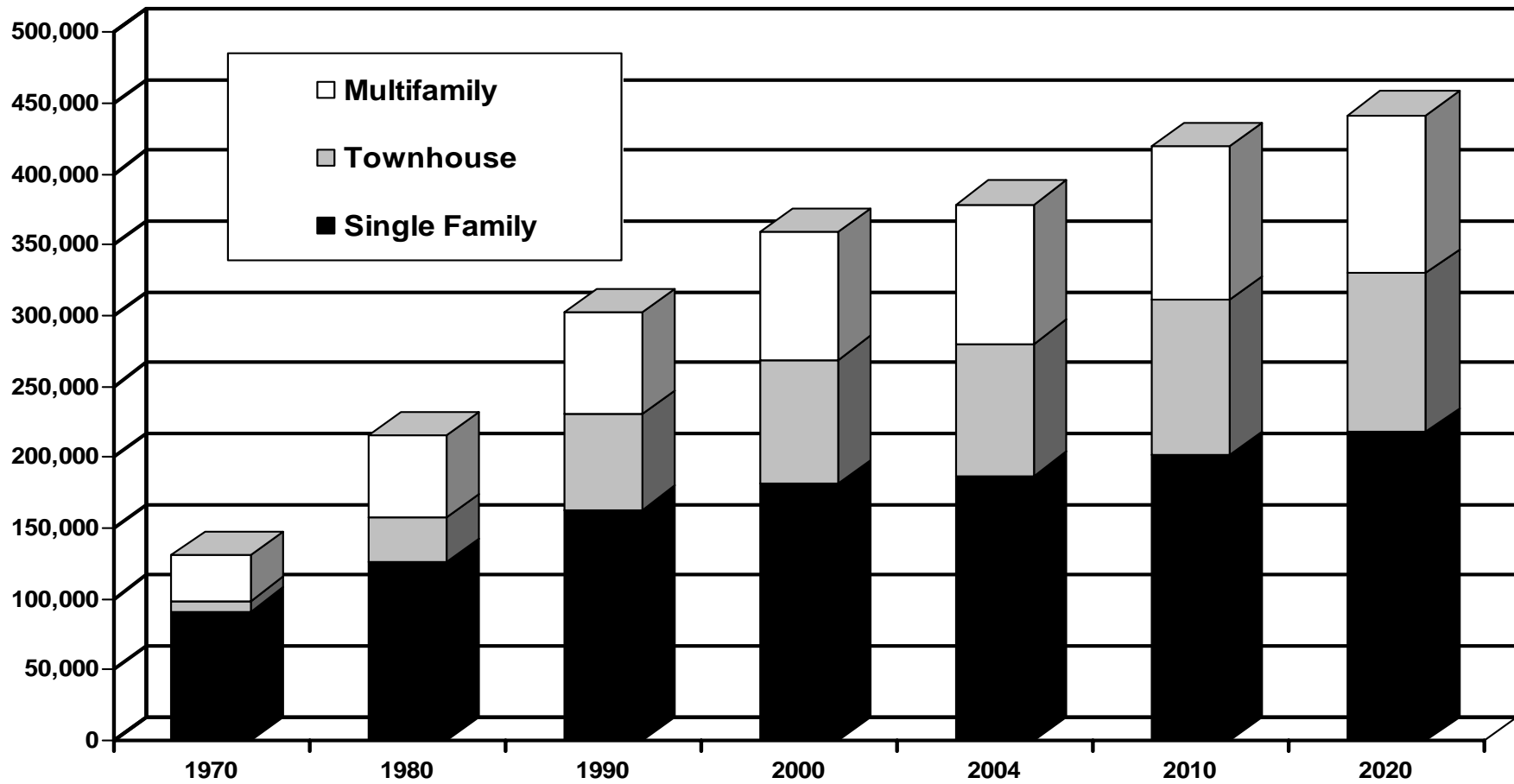
Fairfax County Department of Systems Management for Human Services, 1990 through 2025, 2004 UDIS.

Note: 1950 through 2004 figures are estimates. 2005 through 2025 figures are forecasts. Due to rounding, total housing units on this page may not correspond with total housing units elsewhere. Single family category includes single family detached units and mobile homes; townhouse category includes single family attached, duplex and multiplex units; multifamily category includes garden, mid-rise and high-rise units.

¹ Data are estimates based on a sample and, therefore, may not agree with similar published information.

FIGURE 2.2

**Historical and Forecast Housing Units
by Type of Structure
Fairfax County, 1970 through 2020**



Sources: U.S. Census Bureau, 1970 and 1980;

Fairfax County Department of Systems Management for Human Services, 1990 through 2020, 2004 UDIS.

TABLE 2.9			
Rental Housing Complexes: Total Units, Vacancy Rate and Average Monthly Rent Fairfax County, 1980 through 2004			
Year	Total Units	Vacancy Rate	Average Monthly Rent
1980	44,130	4.1%	\$334
1981	43,114	2.6%	\$367
1982	42,238	2.6%	\$403
1983	41,600	3.0%	\$430
1984	40,813	2.1%	\$466
1985	40,186	2.2%	\$517
1986	40,762	2.5%	\$566
1987	41,745	4.4%	\$615
1988	42,802	3.1%	\$662
1989	45,578	7.4%	\$705
1990	48,567	6.6%	\$734
1991	49,253	7.6%	\$747
1992	50,148	6.2%	\$739
1993	49,811	5.2%	\$753
1994	50,184	4.7%	\$767
1995	50,111	4.9%	\$792
1996	51,186	5.4%	\$800
1997	52,024	5.0%	\$809
1998	54,243	5.5%	\$849
2000	57,226	1.6%	\$989
2001	59,128	2.5%	\$1,129
2002	60,175	5.5%	\$1,157
2003	61,297	5.6%	\$1,168
2004	62,934	5.8%	\$1,157

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Vacancy rate and average monthly rent figures are calculated based on information provided by those rental housing complexes in major rental housing projects having five or more units.

TABLE 2.10		
Estimated Median Market Value Owned Housing Units Fairfax County, 1978 through 2004		
Year	Median Market Value	Percent Change
1978	\$68,200	5.6%
1979	\$75,200	10.3%
1980	\$87,200	16.0%
1981	\$97,700	12.0%
1982	\$104,100	6.6%
1983	\$103,600	-0.5%
1984	\$108,100	4.3%
1985	\$110,500	2.2%
1986	\$118,400	7.1%
1987	\$133,400	12.7%
1988	\$152,800	14.5%
1989	\$179,500	17.5%
1990	\$194,700	8.5%
1991	\$190,100	-2.4%
1992	\$183,700	-3.4%
1993	\$183,500	-0.1%
1994	\$184,400	0.5%
1995	\$186,800	1.3%
1996	\$186,300	-0.3%
1997	\$185,700	-0.3%
1998	\$185,600	-0.1%
1999	\$192,100	3.5%
2000	\$226,800	18.1%
2001	\$229,200	1.1%
2002	\$265,600	15.9%
2003	\$307,600	15.8%
2004	\$349,000	13.5%

Source: Fairfax County Department of Systems Management for Human Services, 2004 UDIS.

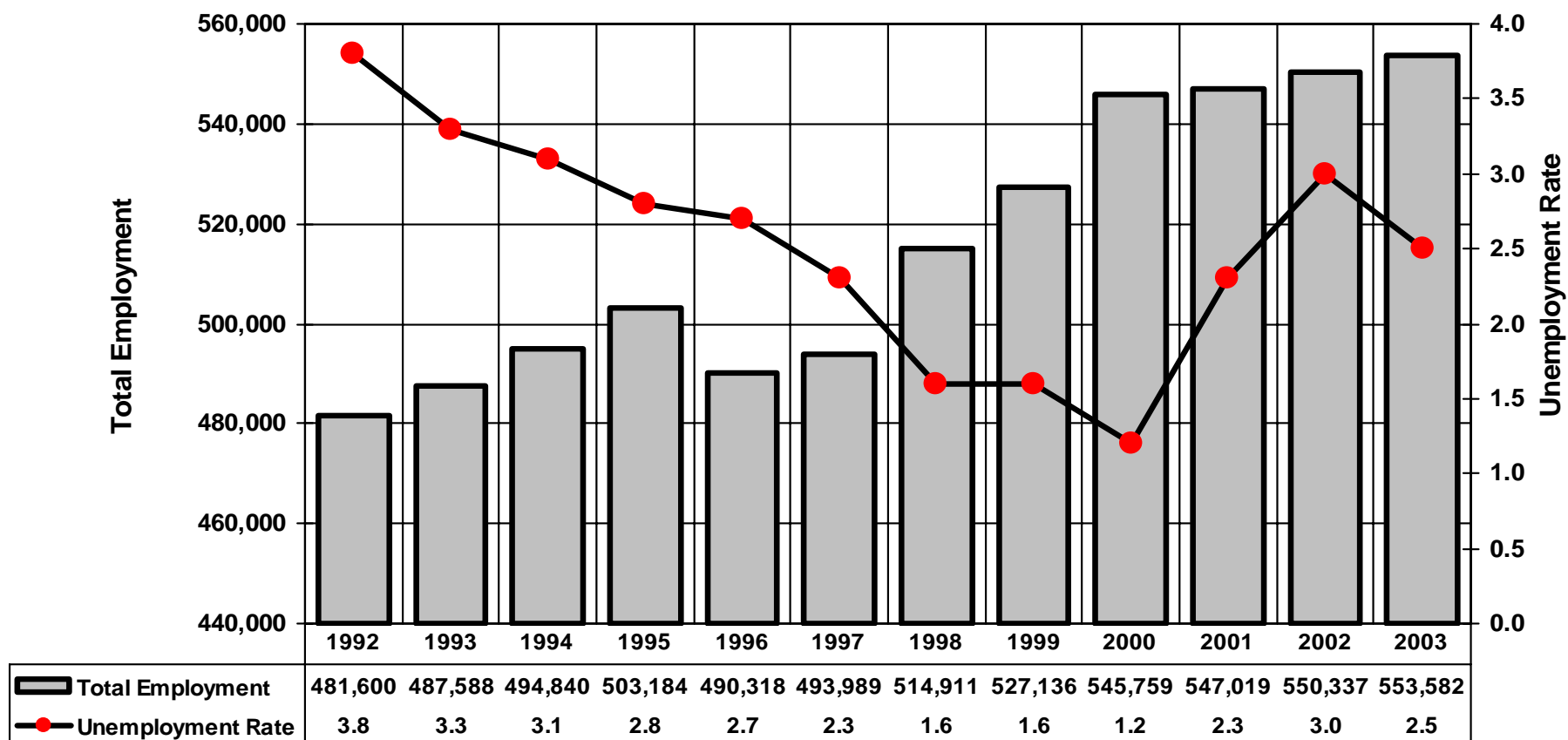
TABLE 2.11			
Population, Median Household Income and Median Family Income by Jurisdiction Washington DC Metropolitan Area, State of Virginia and the United States, 2000			
Jurisdiction	2000 Population	1999 Median Household Income	1999 Median Family Income
Fairfax County, VA	969,749	\$81,050	\$92,146
Arlington County, VA	189,453	\$63,001	\$78,877
Clarke County, VA	12,652	\$51,601	\$59,750
Culpeper County, VA	34,262	\$45,290	\$51,475
Fauquier County, VA	55,139	\$61,999	\$69,507
King George County, VA	16,803	\$49,882	\$55,160
Loudoun County, VA	169,599	\$80,648	\$88,387
Prince William County, VA	280,813	\$65,960	\$71,622
Spotsylvania County, VA	90,395	\$57,525	\$62,422
Stafford County, VA	92,446	\$66,809	\$71,575
Warren County, VA	31,584	\$42,422	\$50,487
Alexandria City, VA	128,283	\$56,054	\$67,023
Fairfax City, VA	21,498	\$67,642	\$78,921
Falls Church City, VA	10,377	\$74,924	\$97,225
Fredericksburg City, VA	19,279	\$34,585	\$47,148
Manassas City, VA	35,135	\$60,409	\$70,141
Manassas Park City, VA	10,290	\$60,794	\$61,075
Calvert County, MD	74,563	\$65,945	\$71,545
Charles County, MD	120,546	\$62,199	\$67,602
Frederick County, MD	195,277	\$60,276	\$67,879
Montgomery County, MD	873,341	\$71,551	\$84,035
Prince Georges County, MD	801,515	\$55,256	\$62,467
District of Columbia	572,059	\$40,127	\$46,283
Berkeley County, WV	75,905	\$38,763	\$44,302
Jefferson County, WV	42,190	\$44,374	\$51,351
Washington DC-MD-VA-WV PMSA	4,923,153	\$62,216	\$72,247
State of Virginia	7,078,515	\$46,677	\$54,169
United States	281,421,906	\$41,994	\$50,046

Source: U.S. Bureau of the Census, U.S. Census of Population and Housing, 2000.

Note: Household Income is defined as that income which is available to all residents of a housing unit, regardless of relationship. Income is from all sources, before taxes and deductions, and includes wages, business, retirement, SSI, alimony, child support, interest, etc. Family Income is derived by including only those households containing two or more persons.

FIGURE 2.3

**Average Annual Unemployment Rate and
Total Employment
Fairfax County, 1992 through 2004**



Source: Virginia Employment Commission, 2004.

Note: Total Employment refers to the number of employed Fairfax County residents, regardless of their place of employment. Beginning in 1996, Total Employment was estimated based on revised benchmark. Therefore, figures beginning with 1996 may not be comparable to earlier figures.